Mayor Kling called the meeting to order at 6:00 p.m.

Clerk made note that Councilmembers Rodriguez, Bruner, Hogaboam, Levi, Haverfield, Skaug were present.

◆ (1) Consent Agenda (Action Items) ◆

MOVED by Hogaboam and SECONDED by Bruner to approve the Consent Agenda as presented; Item #1-1. - Regular Council Minutes of September 3, 2019; Special Council Meeting of September 3, 2019; Bicycle and Pedestrian Advisory Committee Minutes; Board of Appraisers Minutes; Airport Commission Minutes of August 8, 2019; Planning & Zoning Commission Minutes; Library Commission Minutes; Item #1-2. - The Nampa City Council dispenses with the three (3) reading rule of Idaho Code § 50-902 for all ordinances; Item #1-3. - Final and Preliminary Plat Approvals: 1) Subdivision Plat Final Approval for Brownstone Estates Subdivision No. 1 at the southwest corner of Midway and West Karcher Roads (41 single family residential detached lots on 11.71 acres for 3.5 dwelling units per gross acre - a 11.71-acre portion of the NE ¼ of the NE ¼ of Section 13, T3N, R3W, BM) for Kent Brown representing HDP Brownstone Estates LLC (SPF 098-19); 2) Subdivision Plat Final Approval for Brownstone Estates Subdivision No. 2 at the southwest corner of Midway and West Karcher Roads (15 multi-family residential lots on a 3.75-acre portion of the NE ¼ of the NE ¼ of Section 13, T3N, R3W, BM) for Kent Brown representing HDP Brownstone Estates LLC (SPF 099-19); 3) Subdivision Plat Final Approval for Summit Ridge Subdivision No. 2 at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 9.23-acre parcel of land situated in Government Lot 2 of Section 5, T2N, R2W, BM – 30 Single Family Residential Detached lots on 9.23 acres or 3.25 dwelling units/gross acre) for M3 Idaho Greenhurst LLC - Mark Tate (SPF 101-19); 4) Subdivision Plat Final Approval for Summit Ridge Subdivision No. 3 at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 16.23-acre parcel of land situated in Government Lots 1 and 2 of Section 5, T2N, R2W, BM – 21 Single Family Residential Detached lots on 16.23 acres or 1.29 dwelling units/gross acre) for M3 Idaho Greenhurst LLC - Mark Tate (SPF 102-19); 5) Subdivision Short Plat Approval for Preliminary and Final Plat for Midtown Homes Subdivision, in an RS-6 zoning district at 0 Powell Ave, on the north side of Rosenlof Ave, west of Stampede Dr. (4 Single Family Detached lots on .58 acres for 6.9 dwelling units per gross acre – A part of the SE ¼ of Section 23 T3N R2W BM), for Pavel Struk (SPS-00023-2019); 6) Subdivision Short Plat Approval for Preliminary and Final Plat for The Promised Land Subdivision, (6 Single Family detached lots on 7.44 acres, for 1.24 dwelling units per gross acre – A replat of a portion of Lots 7, 8, and 9 of Home Acres Subdivision No. 14 located in the SW ¼ of Section 33 T3N R2W BM), for Nick Babak (SPS-00022-2019) (Planning and Zoning Commission recommended approval for Annexation with RS-6 [Single Family Residential – 6000 sq. ft minimum lot size] zoning); Item #1-4. - Authorize Public Hearings: 1) Annexation and Zoning to RA (Suburban Residential – 30,000 sq. ft minimum lot size) at 700 W Mariah Ave. (A 7.44-acre portion of Lots 7, 8 and 9 of Home Acres Subdivision No. 14 lying within the SW ¼ of Section 33 T3N R2W BM), for the Promised Land Subdivision for Nick Babak. (ANN-00128-2019) Planning and Zoning Commission recommended approval for Annexation with RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) zoning.; 2) Annexation and Zoning to RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) at 1700 E Iowa Ave. (A .37 acre of 16,117 sq. ft parcel situated in the NW ¼ of Section 35 T3N
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R2WBM) for Ronald and Janette Hanson for connection to Nampa City water and sewer services and construction of a new home.  (ANN-00131-2019); 3) Annexation and Zoning to BC (Community Business) for 1.851 acres or 80,630 sq. ft, and to RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) for .482 acres or 20,996 sq. ft at 2123 N Middleton Rd, located in a portion of the NE ¼ of Section 18 T3N R2W BM for Alfredo Escobedo  (ANN-00130-2019); Item #1-5. - Authorize to Proceed with Bidding Process: 1) Request Council authorize Engineering Division to proceed with the formal bid process for the Crushed Aggregate for Chip Seal FY20 project; Item #1-6. - Authorization for execution of Contracts and Agreements: 1) Authorization to award the low bid and for the Mayor to sign a construction contract with low bidder for an amount up to $85,000 for the Nampa Development Services Center Parking Lot Improvements. The scheduled bid opening is September 19, 2019.; 2) Authorize Mayor to Sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with Haley Contracting, and (2) Nampa Municipal Airport Land Lease Agreement with Robert Elson for Lot 2376; Item #1-7. - Monthly Cash Report: 1) August Bank Balances; Item #1-8. - Resolutions: 1) Disposal of Surplus Property for Wastewater Department; Item #1-9. - License for 2019: a) Renewal Alcohol: 1) (Transfer of Owner) Mariscos El Viejon LLC, 23 South Midland Boulevard, On-premise beer, wine and liquor; b) New Alcohol: 1) Family Dollar – 208 Holly Street, off-premise beer and wine; Miscellaneous Items: 1) None.  Mayor Kling asked for a roll call vote with all Councilmembers present voting YES.  Mayor Kling declared the

MOTION CARRIED

♦ (2) Proclamation ♦

Item #2-1 – Constitution Week

Whereas, September 17, 2019, marks the two hundred and thirty second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which will commemorate the occasion; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week;

Now Therefore, I, Debbie Kling, Mayor of the City of Nampa, Idaho, do hereby proclaim the September 17th through 23rd, 2019 as

“CONSTITUTION WEEK”
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In Nampa, Idaho, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 16th day of September in the year of our Lord two thousand nineteen.

Rhonda Kren, Chaplin for the Daughters of the American Revolution explained some of the facts on the constitution. February 29, 1952 a joint resolution by congress designated September 17 as citizenship day in order to commemorate the signing of the constitution. 2 years later August 2, 1954 congress did set aside the whole entire week 9-17 through the 23 as constitution week. There have been proclamations declaring constitution week ever since the first one.

❖ Mayor Kling asked if there was any Nampa Residents wishing to speak on any agenda item were (5 persons limit): ❖
- None

❖ Mayor Kling asked if there was any Nampa Residents wishing to speak on any item that was not on the agenda (5 persons limit): ❖
- Moms in Prayer International – Pam Maxton – 1701 Carol Avenue – impacts children and schools worldwide for Christ by gathering mothers to pray
- Melissa Gentry – Boys and Girls Club – Kindness week
- William Rex – 1216 Holly Street – Code Enforcement violations in and around his neighborhood
- Michael Marian – 3100 Montego Way – Speeding in the Island Subdivision, wanted updates on the info that was collected by the Police Department

❖ Mayor Kling’s and Council Comments ❖
- Mayor Kling – Open House on October 4, 2019 at 10:30 for the Family Justice Center
- Councilmember Rodriguez explained a situation of a traffic issue that was brought to the attention of Jeff Barnes and was taken care of in a very timely manner

❖ (3) Agency/External Communications ❖
- Nampa Community Reentry Center (CRC) – Brief overview the CRC has been in the community since the late 70’s or early 80’s. Currently we have 115 men in the facility.

There are no sex offenders, they are nonviolent offenders, the majority of them are 18 months from their release dates. We have people with longer time that are workers, drivers, that type of thing.
Of the 85 men that are in work release, we have the opportunity to work with several employers. We work with 33 employers in Nampa and the surrounding areas. Of those employer’s the average wage for our offenders, less our car dealerships (they make a lot more money) is roughly $16.25. All 33 provide a 100% drug free security and supervision of those employers 48% provide promotional opportunities for the inmates working in their employee. We have 70% of those employer’s that offer skilled building. 18% offer ongoing educational opportunities thru CWI and for education HVAC, plumbing those type of things. 76% of the 33 vendors do onsite drug testing, which we do on all of our offenders, but it is nice to have the vendors following up with that. 64% of the vendors right now offer insurance and health benefits.

Because the offenders are in our custody, they don’t need insurance benefits; however, we do allow them to get dental and vision. We are working with vendors now so that two months prior to their release, when they leave our facility, they have signed up for those insurance benefits so they have them as they release into our communities. If they have family members that are eligible, once they start on that employee, even if they have 18 months, they can employee their wife and children.

These me give back to the community that they live in. The majority of the men that we have in our residence and in our facility are releasing into Nampa, they release into Nampa with jobs, with no less than $1,000. Many of them pay off their fines or fees their cost of supervision. Of the 85 of the men on work release 1/5th of them have paid those things off.

The inmates donate between 150 to 200 hours of community service. They donate to the Hispanic Culture Center, Pure Wellness Rally, the Mental Health Rally, Habitat Builds, Idaho Special Olympics, Nampa Parks and Recreation.

**4 (4) Staff Communications**

**Item #4-1.** – Public Works Director Tom Points presented a staff report to update the council on current projects as follows:

**Warhawk Air Museum Update** – The Warhawk Air Museum (Warhawk) was started in 1989 by co-founders John and Sue Paul as a place to preserve military aviation history. The museum has continued to grow, becoming an educational destination for over 5,000 school-age children and 25,000 visitors each year. The museum is dedicated to the preservation of the rich American history rooted in sacrifices made by Veterans for freedoms and to the education of generations on technological wartime developments. Warhawk is a cornerstone to the Nampa Municipal Airport and a valuable asset to the City of Nampa.
Since its arrival at the Nampa Airport in 2001, Warhawk has expanded facility space twice. The museum has once again outgrown its existing space and needs additional capacity to honor post September 11 veterans, provide additional aircraft parking/ramp space for special events, and increase automobile parking to accommodate the growing number of visitors.

In May of 2019, Warhawk met with Nampa City staff and the Nampa Airport Commission to begin discussing options for expanding the museum. A working group made up of Warhawk representatives, Nampa City staff and Airport Commission members have met several times since to discuss development scenarios. The planning for the potential expansion is happening at an opportune time as the city is in the process of updating the Airport Master Plan. The City of Nampa is encouraged to partner with the Warhawk as both the museum and the Nampa Municipal Airport look to expand in the future.

Next steps for the Warhawk is to schedule a Conceptual Plan Review (CPR) meeting with Nampa City staff to help in the preliminary planning process.

**Flamingo and Cassia Waterline Break**

- Since Labor Day weekend, Water Division staff have responded to two waterline breaks on Flamingo Avenue between Cassia Street and Burnett Drive.

- It is believed this section of waterline was installed in the late 1970’s or early 1980’s; most likely with the Silvercrest Estates mobile home park development.

- Since 2014, including the two breaks this September, there have been five water main breaks in this section. The breaks appear to be deficiencies in the workmanship of the installation, i.e., not bedded properly, larger than standard pipe deflections.

- Based on the nature and number of breaks on this section of pipe, Public Works Department is recommending the entire section of pipe be replaced.

- Engineering Division staff has run a model of the system and identified this section of line can be taken out of service and not reduce the level of service below an acceptable level. Removing the line from service will also remove four fire hydrants from operation. Engineering has coordinated this action with the Nampa Fire Department and the affected hydrants will be bagged. Staff has notified Silvercrest Estates management.

- Taking the line out of service will allow Engineering staff the time necessary to procure a design for this replacement, and to bid the project, rather than performing the work as an emergency.
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- Replacement of this line is not budgeted in the fiscal year 2020 budget. Staff is evaluating funding options and prior to the bid award will identify a funding source for Council approval.
Wastewater Program Update -

Phase I Upgrades Construction Update

On September 8, 2015, Nampa City Council requested the Wastewater Program Management Team (WPMT) provide bimonthly reports on Phase I Upgrades construction progress. Phase I Upgrades were designed to meet the Wastewater National Pollutant Discharge Elimination System (NPDES) permit interim phosphorus limits that go into effect May 1, 2020.

The $38 million Phase I Upgrades Projects are 95% complete. Project Group A - Liquid Stream Upgrades started in June 2015 and completed in summer 2018. Project Group B - Solids Handling Upgrades started in June 2017 and is scheduled for completion in fall 2019. Project Group C - Primary Digester No. 4, started in October 2018 and scheduled for completion in fall 2019.

Project Group B – Solid Handling Upgrades Status

Since issuance of Notice to Proceed there has been considerable progress on Project Group B:
- Notice to Proceed issued June 19, 2017
- Project Substantial Completion issued August 14, 2019
- The Contract Time Completed is currently 100% complete
- The Contract Work Completed is currently at 98%
Key activities and milestones achieved since the update to Nampa City Council on July 1, 2019, include:

- Completion of centrifuge performance testing in August 2019
- Nampa City staff training on safe and proper operation and maintenance of centrifuges occurred in June 2019
- Completion of 30-day commissioning of dewatering system in August 2019
- Contractor addressed punch list items from thickening system and reclaimed water system
- Project Substantial Completion issued on August 20, 2019
- Contractor initiated addressing punch list items from Project Substantial Completion

Based on the current project schedule, the following are the major work items expected to be completed in the near future:

- Punch list completion by contractor
- Final Completion issued

The following photos show the progression of Project Group B:

![Figure 1 – Finished product exiting the Solids Handling Building](image)
Figure 2 – Installed and Commissioned Centrifuges in Solids Handling Building

Project Group C – Primary Digester No. 4 Status

Since issuance of Notice to Proceed there has been considerable progress on Project Group C:
- Notice to Proceed issued October 15, 2018, for administrative activities. Construction Notice to Proceed issued November 12, 2018
- The Contract Time Completed is currently at 88%
- The Contract Work Completed is currently at 62%

Key activities and milestones achieved since the update to Nampa City Council on July 1, 2019, include:
- Completion of fabrication and welding of the digester floating cover
- Completion of piping installation inside and outside of Digester No. 4
- Installation of the floating cover
- Initiation of electrical work

Based on the current project schedule, the following are the major work items expected to be completed in the near future:
- Coating of the structure are scheduled for the near future
- Startup and commissioning are scheduled for the near future
- The following photos show the progression of Project Group C:
Figure 1 – Primary Digester No. 4 Lid Placement

Figure 2 – Primary Digester No. 4 Lid in Place
Nampa WWTP Phase I Upgrades: Financial Report

The following table shows current financials for Phase I Upgrades:

<table>
<thead>
<tr>
<th>Contract</th>
<th>Original Budget</th>
<th>Current Budget</th>
<th>Change Order Rate</th>
<th>Spent</th>
<th>Percent Spent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Group A – Ewinga</td>
<td>$12,494,000</td>
<td>$14,071,194</td>
<td>11.2%</td>
<td>$14,071,194</td>
<td>100%</td>
</tr>
<tr>
<td>Project Group A Contingency</td>
<td>$3,500,000</td>
<td>$77,194</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Group A Total</strong></td>
<td><strong>$13,994,000</strong></td>
<td><strong>$13,994,000</strong></td>
<td><strong>$14,071,194</strong></td>
<td><strong>101%</strong></td>
<td></td>
</tr>
<tr>
<td>Project Group B – JC</td>
<td>$11,255,000</td>
<td>$11,746,105</td>
<td>4.2%</td>
<td>$11,499,586</td>
<td>98%</td>
</tr>
<tr>
<td>Project Group B Contingency</td>
<td>$500,000</td>
<td>$8,895</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Group B Total</strong></td>
<td><strong>$11,755,000</strong></td>
<td><strong>$11,755,000</strong></td>
<td></td>
<td><strong>$11,499,586</strong></td>
<td><strong>98%</strong></td>
</tr>
<tr>
<td>Project Group C – Ewing</td>
<td>$3,311,094</td>
<td>$3,215,085</td>
<td>-3.0%</td>
<td>$2,149,559</td>
<td>67%</td>
</tr>
<tr>
<td>Project Group C Contingency</td>
<td>$150,000</td>
<td>$246,009</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Group C Total</strong></td>
<td><strong>$3,461,094</strong></td>
<td><strong>$3,461,094</strong></td>
<td></td>
<td><strong>$2,149,559</strong></td>
<td><strong>62%</strong></td>
</tr>
<tr>
<td><strong>PHASE I UPGRADES TOTAL</strong></td>
<td><strong>$29,210,094</strong></td>
<td><strong>$29,210,094</strong></td>
<td><strong>7.3%</strong></td>
<td><strong>$27,720,339</strong></td>
<td><strong>95%</strong></td>
</tr>
</tbody>
</table>

*a Overall project authorization was not exceeded. Savings in other contracts resulted in finishing under the original project budget of $18.5M.*

Phase II/III Preliminary Design

Nampa City staff is providing a regular status update of the Nampa Wastewater Program Phase II and Phase III Upgrades Preliminary Design as requested by Nampa City Council.

The Phase II and Phase III Upgrades Preliminary Design project began in July 2018. Key activities and milestones achieved since the update to Nampa City Council on July 1, 2019, include:

- Completion of the Project Group E Preliminary Engineering Report. This information was packaged in a technical memorandum and drawing set and submitted and approved by the City of Nampa.
- Completion of preliminary design activities for portion of Project Group F (Blower Building, Aeration Basin No. 4, Final Clarifier No. 4, Digested Sludge Storage Tank, Return Activated Sludge (RAS) Pumps/Waste Activated Sludge (WAS) Pumps/Final Clarifier Mechanism Replacements, Side Development/Yard Piping/ Demolition, MCC Replacements). This information was packaged in several technical memorandums and a drawing set and submitted to the City of Nampa for review.
- Initiation of preliminary design activities for portion of Project Group F (Disinfection, Digested Sludge Storage Building, Sidestream Treatment).
- Conducted three meetings with the Nampa Wastewater Design Review Committee (DRC). The presentations at these meetings have covered a wide range of topics including, risk...
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allocation, resource recovery, and updates to schedule and budget. The DRC provided key input to inform the Nampa Wastewater Technical Team’s design process.

Based on the current project schedule, the following are the major work items expected to be completed in the near future:

- Review of Draft Recycled Water Permit: The Idaho Department of Environmental Quality (IDEQ) plans to provide the City of Nampa a draft permit in September. A public comment period will follow in October/November 2019.
- Completion of Feasibility Study for United States Bureau of Reclamation (USBR) WaterSMART Grant: The City of Nampa will submit the feasibility study to the USBR for review and approval, which is a prerequisite for applicants. The grant application is anticipated to be available in Spring 2020, which can provide up to $20 million in funding.
- Phase II/III Preliminary Design: Continuation of preliminary design activities for Project Group F

Schedule Decision Log Status

The following table shows the decision status for the decisions associated with the Basis of Design phase of the project:

<table>
<thead>
<tr>
<th>Decision</th>
<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Liquid Stream Decisions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Liquid Product Quality Design Criteria</td>
<td>Pending</td>
<td>Decision will be informed by Recycled Water Permit.</td>
</tr>
<tr>
<td>Secondary Treatment Technology</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Primary Clarification Design Approach</td>
<td>Pending</td>
<td>Repair and replacement projects to be further defined pending other decisions.</td>
</tr>
<tr>
<td>Tertiary Treatment Technology</td>
<td>Pending</td>
<td>Technology has been selected pending more information from Recycled Water Permit.</td>
</tr>
<tr>
<td><strong>Blower Building Design Approach</strong></td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Headworks Screening Requirements</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Disinfection Technology</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Headwork Design Approach</td>
<td>Pending</td>
<td>Repair and replacement projects to be further defined pending other decisions.</td>
</tr>
<tr>
<td>Sidestream Treatment Technology</td>
<td>Pending</td>
<td>DRC recommended gathering more information for informed decision making. More information is currently being gathered. Sidestream Treatment has been included in Project Group F (moved from Project Group H).</td>
</tr>
<tr>
<td><strong>Hydraulic Profile</strong></td>
<td>Pending</td>
<td>Hydraulic profile to be confirmed following Recycled Water Permit issuance.</td>
</tr>
</tbody>
</table>
Phase II/III Procurement and Final Design

Project Group D – Primary Digester No. 5 and Related Facilities

Project Group D - Primary Digester No. 5 and Waste Gas Burner Relocation project, is similar to Project Group C - Primary Digester No. 4, currently under construction at the WWTP. For this reason, Stantec, Nampa City Consultant, was selected to perform final design and engineering services as is consistent with Project Group C. Project Group D is currently in final design and will be completed by the end of January 2020. Once final design has been completed, the project will move into contractor procurement. Bidding is anticipated to open in January 2020. Construction is slated to begin in March 2020.

The following table shows the current design and procurement schedule:
Project Group E – Administration and Laboratory Building Renovation

Project Group E encompasses the renovation of the existing WWTP Administration and Laboratory Building. Project Group E will be delivered using a traditional design-bid-build method that follows traditional procurement procedures. The Public Works Department Engineering Division requested interviews from qualified architecture firms from the Nampa City’s First Choice Consultant Hiring Roster. The following schedule shows upcoming procurement milestones:

<table>
<thead>
<tr>
<th>Event</th>
<th>Due Dates and Deadlines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request for Interviews Distributed to Architectural Roster</td>
<td>Wednesday, August 7, 2019</td>
</tr>
<tr>
<td>Site Visit for Proposers</td>
<td>Wednesday, August 14, 2019, at 9:00 a.m.</td>
</tr>
<tr>
<td>Interviews</td>
<td>Week of August 26, 2019</td>
</tr>
<tr>
<td>Notify Selected Design Firm</td>
<td>Friday, August 30, 2019</td>
</tr>
<tr>
<td>Scope and Fee Negotiations</td>
<td>Monday, September 3 thru Friday, September 20, 2019</td>
</tr>
<tr>
<td>Present Contract to City Council for Approval</td>
<td>Monday, October 7, 2019</td>
</tr>
</tbody>
</table>

Construction on Project Group E will begin during the summer of 2020 with final completion scheduled approximately a year later.
Project Group F – Liquids and Solids Upgrades

On June 3, 2019, Nampa City Council unanimously approved the recommended project packaging and delivery approach of the Nampa WWTP Phase II Upgrades. The largest project, Project Group F, will be delivered as a progressive design-build project.

Progressive design build projects require more steps to select a design-build firm. The City of Nampa recently wrapped up the initial phase of market sounding. This period allowed the City of Nampa to gain insight into the market factors that may affect design-builders from deciding to propose on a project. It includes confidential meetings between city representatives and interested parties.

The City of Nampa will then advertise a Request for Qualifications (RFQ) which allows any interested party to respond. The City of Nampa then selects a short list of firms that it would like to provide additional information to about the project. The shortlisted firms will receive a Request for Proposal (RFP) from the city and respond with a more detailed proposal. Following interviews with the respondents, the City of Nampa then selects a firm to award the contract to and enter into a partnership to complete the required work.

On August 1, 2019, the WPMT released a market sounding brief, initiating the market sounding period. The table below shows milestones for procurement of Project Group F:
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<table>
<thead>
<tr>
<th>Event</th>
<th>Due Dates and Deadlines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Sounding</td>
<td>August 13–16, 2019</td>
</tr>
<tr>
<td>Request for Qualifications Advertisement</td>
<td>September 30, 2019</td>
</tr>
<tr>
<td>Statement of Qualifications Responses Deadline</td>
<td>Early November 2019</td>
</tr>
<tr>
<td>Shortlisting of Three Qualified Respondents</td>
<td>Late November/Early December 2019</td>
</tr>
<tr>
<td>RFP Issued to Shortlist</td>
<td>January 2020</td>
</tr>
<tr>
<td>One-on-one Confidential Meetings</td>
<td>Late January/Early February 2020</td>
</tr>
<tr>
<td>Proposals Deadline</td>
<td>February 2020</td>
</tr>
<tr>
<td>Interviews</td>
<td>March 2020</td>
</tr>
<tr>
<td>Notice of Award</td>
<td>April 2020</td>
</tr>
<tr>
<td>Contract Negotiations</td>
<td>May 2020</td>
</tr>
<tr>
<td>Notice to Proceed</td>
<td>June 2020</td>
</tr>
</tbody>
</table>

Item #4-2. – Police Chief Joe Huff presented the following updates:

CompStat - About a year ago, Captain Shankel and I had dinner with the Chief of the Hartford Connecticut police department. Our conversation was about the differences in policing philosophies from the East coast to the West Coast. I had read about CompStat over my Law Enforcement career, and this opportunity gave us the chance to talk to an administrator who knew the in’s and outs of the concept.

Over the next few months myself and Captains Shankel and Captain Daniels decided that we would work to implement CompStat at Nampa PD.

Beginning in November 2018, Nampa PD educated and trained on this philosophy. Our main goals were to do it the right way, one that would work for our officer’s and our community.

We moved the right people into the right positions, sent employees to both Salt Lake City and Coeur d’Alene Police Departments as a way to educate our employee’s as both of these departments use a form of CompStat. We wanted to learn what went right and what didn’t go so well during these departments’ implementation. During promotion testing this past year, candidates gave presentations on implementation ideas and ways to fine tuning the philosophy prior to implementation. At our yearly shift change on June 9th, 2019 we kicked off this program.
What is CompStat - It’s a process used to collect, analyze, map and review crime data and other performance measures on a regular basis. It’s used to create best practice strategies to address identified issues and implement strategies to address these issues in real time. CompStat holds police administration and employees accountable for their performance as measured by data.

Communication is key- The information, missions and strategies are updated in each and every briefing (4 times per day) Bi-weekly meetings consisting of Manager’s, Lieutenants and Captains are held to ensure that proper tools in place and that direction is being given. Once each month we hold a Chiefs CompStat review meeting where we break down the past month’s statistics, discuss current projects and missions are broken down and evaluated and future projects are discussed. This is a meeting that any police employee can attend. So, what is CompStat? It’s proactive policing and it’s working for Nampa PD.

I would like to introduce our analysts Ken Keene and Becky Robinette. They will each take a few minutes and go over our latest statistics and answer any questions you may have…. 

Ken Keene explained that the data bases that they use now were created by Becky five years ago without knowledge that they would be used today in this kind of way. The success for Nampa is that we did what was best for Nampa not LA or Coeur d’Alene. The stats are constantly changing due to the investigation of the incident. We are down almost 28% in Part I crimes – homicide, rape, robbery, aggravated assault, burglary, auto Burgs – breaking into cars, grand theft auto, thefts. We are seeing a 5% drop in crimes just since we started ComStat.

Traffic is something that we look at every day. We look at were the high traffic area are, where the crashes are happening, where we are writing the most tickets. We look to see if trends are forming, if our officers’ patrols are doing a good job, if we have an area that we need to move more enforcement to particular area where there is a lot of crashes, or speeding. . . .

I have seen a moral increase since we started. I have seen engagement by officers in them looking at specific areas and wanting to know what the data looks like. We find the data, strategize, develop a plan and put a plan into action.

Beck Robinett explained that after Ken and herself go through and analyze all of the data and we start seeing trends then we do a deeper dive and see what is going on in those areas and develop projects. We work with the lieutenants, sergeants or anyone that has something that they can lend to a possible project and then we do a deep dive. I collect all of the intel on that information to send out to the troops. They will have the tools that they need so they know who they are looking for.
Item #6-1. - Mayor Kling opened a public hearing for Republic Services Request for New Extra Haul Services and Rates based on Canyon County Solid Waste Fee Schedule.

Rachele Klein, Business Development Manager with Republic Services presented the request explaining that the Canyon County Commission voted to increase several disposal rates at the Canyon County Landfill, effective January 1, 2019. Prior to January 1, 2019, all disposal at the landfill was $14.50 per ton. After January 1, 2019, the Landfill moved to weight-based disposal fees based on the type of material in the container. The type of material is identified by Canyon County Landfill Staff at the scale house.

Although multiple disposal rates increased, Republic Services respectfully request the following disposal rates to be independently identified by the City of Nampa for utility billing purposes:

1. Construction and Demolition Debris: $34.00/ton (up from $14.50/ton)
2. Clean Wood: $24.00/ton (up from $14.50/ton)

As of January 1, 2019, these new disposal rates have been passed through to Republic Services. However, Republic Services currently only has reimbursed capabilities with Nampa Utility Billing for $14.50 per ton until the new material types and corresponding disposal prices per ton are added to Nampa Utility Billing’s list of disposal codes.

Republic Services respectfully request that the City of Nampa add the newly identified disposal material types and corresponding disposal fees to the Nampa City’s list of disposal options. Adding rates for Construction and Demolition Debris, Clean Wood, and Bio-Solids will allow Republic Services to accurately pass the disposal charges through to customers and recover disposal charges.

No one appeared in favor of or in opposition to the request.

Councilmembers asked questions.

MOVED by Haverfield and SECONDED by Skaug to close the public hearing. Mayor Kling asked all in favor say aye with all Councilmembers present voting AYE. Mayor Kling declared the

MOTION CARRIED
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MOVED by Haverfield and SECONDED by Levi to allow the new extra haul services and rates based on Canyon County Solid Waste Fee Schedule and authorize the attorney to draw the appropriate Resolution. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #6-2. - Mayor Kling opened a public hearing for annexation and zoning to IL (Light Industrial) zoning district for manufacturing facilities at 39 N. Picard Lane (A 7.83 acre or 341,054 sq. ft. portion of SE ¼ of Section 24, T3N, R2W, BM - Tax 19044 in the S ½) for Tom Hines. (ANN 127-19)

Tom Hines 466 Savage Drive presented the request.

Principal Planner Rodney Ashby presented the following staff report explaining that the request was for annexation and zoning to IL (Light Industrial) for a manufacturing facility at 39 North Picard Lane for Tom Hines.

General Information

Planning and Zoning History: The property is a part of a 12 (twelve) property enclaved 129.44-acre area. The Nampa Planning & Zoning Commission, during their regularly scheduled public hearing of 8/13/2019, voted to recommend approval of the proposed annexation and zoning with conditions identified in this report. Annexation Location: 39 N. Picard Lane (a portion of SE ¼ of Section 24, T3N, R2W, BM – Tax 19044 in the S ½). Total Size: 7.83 acres or 341,075 sq. ft. Existing Zoning: County M1 (Light Industrial). Comprehensive Plan Designation: Employment Center. Surrounding Land Use and Zoning: North- Nampa Airport Runway, IL Zoning - South- Enclaved industrial use & Vacant Land - East- Vacant land (farmland), City- RD West- Vacant land (enclaved), auto auction (IL zone), and rural home (enclaved). Applicable Regulations: In order for a property to be annexed it must be contiguous with the city limits or be enclaved by other properties so annexed. The enclaved area connects with the city limits on its north and west sides. Existing Uses: The applicant confirmed that it has been used for large scale agricultural processing/storing purposes.

Special Information

Public Utilities: 8” and 21” sewer main in N Cajun Lane and along the south side of Mason Creek 12” water main on the south side of E Victory Road - 6” pressure irrigation main near the intersection of E Victory Rd and S Grays Lane. Public Services: Police and fire already service city incorporated areas near the location. Transportation: Access to the parcel is from a private common driveway to the south of the property and accessing E. Victory Rd just north of the intersection at S Grays Lane.
Correspondence: No correspondence has been received from any area property owners or residents either opposing or supporting the request for annexation and zoning to IL.

The Nampa Highway District #1 had no comment.

The Idaho Transportation Department state that the project does not have an abutment with the State Highway system; they also note that future development of the parcel should submit trip generations to ITD and that ITD may require a traffic impact study. They continue by highlighting what is allowed in and along the State Highway system right-of-way.

The Nampa Engineering Division noted that water sewer, and irrigation systems have capacity to serve the property and supported the application with the conditions listed under the “Recommended Conditions of Approval” section of this report and as outlined in the attached memo from the Engineering Division authored by Caleb LaClair.

Staff Findings and Discussion

The location is shown on the comprehensive plan “future land use map” as being an Employment Center. Employment Centers are described in the Comprehensive Plan as mixed-use areas. The plan further states, “employment areas (as distinct from the Commercial areas) are recommended as predominantly office, research and specialized employment areas. Limited retail and service establishments primarily serving employees and users of the district are encouraged.” It would appear that a light industrial use with some mixing of office and residential is not the intended type of development described in the Comprehensive Plan. However, the Comprehensive Plan land use boundaries are not intended to be used as definitive boundaries, but rather, can be stretched to nearby properties. As such, the proposed zoning is compatible with the Comprehensive Plan for this area due to the Light Industrial designation to the project’s northern boundary. As such, it is also compatible with the zoning that has been requested.

The Comprehensive Plan strongly encourages “in-fill development” for the many benefits that are outlined in the plan. Though this may not feel like a typical in-fill development because of the lack of the area being fully developed out, it is an enclaved area where utilities and other city services are already being provided in the area. If the Nampa City Council votes to approve the requested annexation and zoning the following findings are suggested:

1) The requested annexation property is part of an enclaved area and the property connects with the city limits along its north and west boundaries.
2) The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the adjacent lands have been annexed and developed.
3) The proposed zoning conforms with the city’s comprehensive plan future land use map for light industrial land use and is reasonably compatible with existing and proposed land uses in the area.
4) The property owner requested annexation and zoning to IL (Light Industrial) for connection to city utility services.

**Recommended Conditions of Approval**

If the Nampa City Council votes to approve the Annexation and Zoning, staff recommends the following conditions of approval:

1. Applicant/Owner shall document ingress/egress easement documentation at time of development.
2. N Cajun Lane should be improved for two-way traffic to support the intended use and provide better emergency vehicle access at the time of development.
3. The applicant/developer shall protect the irrigation/drainage ditch along the northerly and westerly property lines during development for storm water conveyance from the Airport to Mason Creek.
4. The owner will be required to construct utilities to and through the property at the time of development, though it may be possible to provide irrigation via a separate onsite private system in place of extending pressure irrigation main up the private road.
5. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time property development/redevelopment and prior to connection to Nampa City services.
6. Water rights shall be transferred to the City of Nampa at the time of property development/redevelopment, and prior to connection to city services.
7. Applicant shall comply with all Nampa City Codes, Policies, and Standards in place at the time of property development/redevelopment.
8. Development/Redevelopment of the property shall comply with conditions and requirements defined in the existing Aviation Easement established in 1975 and as Instrument No. 755201 in the records of Canyon County, Idaho.
9. The Applicant shall file FAA Form 7460 prior to commencing the building of any structure(s) on the property.

Councilmembers asked questions and made comments.

No one appeared in favor of or in opposition to the request.

Applicant answered questions from Councilmembers.
MOVED by Hogaboam and SECONDED by Rodriguez to close the public hearing. Mayor Kling asked all in favor say aye with all Councilmembers present voting AYE. Mayor Kling declared the

MOTION CARRIED

MOVED by Levi and SECONDED by Rodriguez to approve the annexation and zoning to IL (Light Industrial) zoning district for manufacturing facilities at 39 N. Picard Lane (A 7.83 acre or 341,054 sq. ft. portion of SE ¼ of Section 24, T3N, R2W, BM - Tax 19044 in the S ½) for Tom Hines with staff conditions and authorize the attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #6-3. - Mayor Kling opened a public hearing for rescission of annexation and zoning development agreement between Trust 1 LLC and the City of Nampa recorded 9/12/2006 as Inst. No. 200674066 repealing the Development Agreement applicable to the property at 17155 and 17175 Star Road (On the west side of Star Road north of Cherry Lane being a 20.12 acre portion of the N ½ of the SE ¼ of the SE ¼ of Section 6, T3N, R1W, BM) for the City of Nampa Planning and Zoning Department. (DAMO 032-19)

Rodney Ashby presented the following staff report explaining that the request is for the rescission of Annexation and Zoning Development Agreement between Trust 1 LLC and the City of Nampa recorded 9/12/2006 as Inst. No. 200674066 repealing the Development Agreement applicable to the property at 17155 and 17175 Star Road (On the west side of Star Road north of Cherry Lane being a 20.12 acre portion of the N ½ of the SE ¼ of Section 6, T3N, R1W, BM) 5025, 5020, 5120 and 5125 Feather Creek Lane.

General Information

Planning & Zoning History:
2006- Annexation and zoning to RS8.5 zoning and Development Agreement for Sonoma single-family homes approved
2007- Final plat for the Sonoma Creek single-family subdivision approved
2008- No building permits requested, and final plat expired, but Development Agreement stayed with the two original properties
2015- An administrative lot split and lot line adjustment divided the properties into four roughly five-acre parcels.
2016- Rezone to RA; no Development Agreement Modification was requested; Low Angle Subdivision Short-plat was approved to the immediate west of the subject parcels. Since Low Angle Subdivision was land locked, a private roadway was constructed, an easement secured, and

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a joint maintenance agreement created, for Feather Creek Lane which provided access to Low Angle Subdivision and to the four newly created parcels which retain the development agreement.  

May 22nd, 2019- Application for Short Plat Subdivision for Atkinson Acres Subdivision  
August 2019- Planning & Zoning Commission recommended approval of the rescission of the development agreement  

Surrounding Land Use and Zoning:  
North- Vacant Farmland on an RA (suburban residential) lot  
South- Single Family Homes on roughly 2.5 acre lots (County parcel)  
East- Single Family Home and vacant farmland (County parcel)  
West- Single Family Homes on 1 & 2 acre lots (RA zoning)  

Comprehensive Plan Designation: Community Mixed Use, abutting a Medium Density Residential designation  

Transportation:  
Access to the properties is from Feather Creek Lane, an existing private street.  

Correspondence:  
• No Correspondence was received  

Staff Findings & Discussion  

Subdivision Short Plat  
During the review of a requested short-plat project on one of the four subject properties, staff discovered a Development Agreement in our records for a previously expired Sonoma Creek Subdivision final plat. Though the final plat expired, the Development Agreement remained with the properties. Since the expiration of the final plat, the City of Nampa approved a rezone from the RS8.5 district to RA (Suburban Residential), essentially eliminating any possibility of compliance with the underlying development agreement. Though the agreement should have been rescinded, or modified at the time, no mention of the agreement was found in the staff report at that time. Because the four properties have now been sold to four different property owners, Planning feels (and Legal Counsel concurred) it is necessary that the City of Nampa pursue the rescinding of the Development Agreement.  

No Conditions of Approval  

No one appeared in favor of or in opposition to the request.  

MOVED by Hogaboam and SECONDED by Haverfield to close the public hearing. Mayor Kling asked all in favor say aye with all Councilmembers present voting AYE. Mayor Kling declared the
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**MOTION CARRIED**

**MOVED** by Levi and **SECONDED** by Haverfield to **approve** the **rescission of annexation and zoning development agreement** between Trust 1 LLC and the City of Nampa recorded 9/12/2006 as Inst. No. 200674066 repealing the Development Agreement applicable to the property at 17155 and 17175 Star Road (On the west side of Star Road north of Cherry Lane being a 20.12 acre portion of the N ½ of the SE ¼ of the SE ¼ of Section 6, T3N, R1W, BM) for the City of Nampa Planning and Zoning Department. The Mayor asked for a roll call vote with all Councilmembers present voting **YES.** The Mayor declared the

**MOTION CARRIED**

**Item #6-4.** - Mayor Kling opened a **public hearing** for **variance** of required 14,000 sq. ft. lot area for **construction** of a fourplex in an RD (Two-Family Residential) zoning district at **1111 E. Iowa Ave.** on a 12,000 sq. ft. lot after right-of-way dedication (A .34 acre or approximate 12,000 sq. ft. portion of NE ½, SE ¼ Section 34, T3N, R2W, BM) for **Anthony Sparks** (VAR 079-19)

Richard Wilmot representing Anthony Sparks presented the request.

Planning and Zoning Director Norm Holm presented the following staff report explaining that the variance of required 14,000 square foot lot area for construction of a fourplex in an RD (Two-Family Residential) zoning district at 1111 East Iowa Avenue on a 12, square foot lot for Anthony Sparks.

**General Information**

**Status of Applicant:** Owner. **Location/Size:** 1111 E. Iowa Ave. – A .34 acre or approximate 12,000 sq. ft. portion of NE ½, SE ¼ Section 34, T3N, R2W, BM – Canyon County Account R3222301000. **Existing Zoning:** RD (Two-Family Residential District). **Surrounding Land Use and Zoning:** North- Single Family Residential; RD (Two Family Residential) - South- Single Family Residential; RS6 (Single Family Residential – 6,000 sq. ft.) - East- Single Family Residential; Enclaved County R2 (Medium Density Residential) - West- Fourplexes; RD. **Comprehensive Plan Designation:** Employment Center, but surrounded on north, west, and south sides by Medium Density Residential. Interpreted to be stretchable to be in the Medium Density Residential classification.

**Applicable Regulations:** Chapter 24 outlines the findings required for approval of variances.

10-24-1: [Variance] Purpose:

“…The Council is empowered to grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of zoning as would
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result from a literal interpretation and enforcement of certain of the regulations prescribed by this Title.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of undue hardship because of 1) special characteristics applicable to the site which deprive it of privileges commonly enjoyed by other properties in the same zone or vicinity, and 2) the characteristics relating to the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions, or from population densities, street location or traffic conditions.

Variances are not intended to allow something that others do not have a permitted right to do so. The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control.”

10-24-2 (A) Actions:

The Council may grant a variance with respect to fences and walls, site, area, width, frontage, depth, coverage, front yard, rear yard, side yards, outdoor living area, height of structures, distances between structures or landscaped areas as the Variance was applied for or in modified form if, on the basis of application, investigation and evidence submitted, the Council makes the following findings (read, “Conclusions of Law”):

1) Literal interpretation and enforcement of the regulation would [would not] result in a practical hardship or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance for the property.

2) There are extraordinary site characteristics applicable to the property involved or to the intended use of the property which [do] do not apply generally to other properties classified in the same zoning district.

3) Literal interpretation and enforcement of the regulation would [would not] deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

4) Granting of the variance [will] will not constitute a grant of special privilege inconsistent with the limitations on other properties and improvements in the vicinity.

5) Granting of the variance [will] will not be detrimental to public health, safety or materially injurious to properties or improvements in the area.

Description of Proposed Variance: The variance is to allow the owner to construct a Fourplex on a lot that is 2,000 sq. ft. short of the required lot area.
Planning and Zoning History: The subject property has been approved for annexation and RD zoning by the Nampa City Council with the condition that thirty (30) feet of the property adjacent the E. Iowa Ave. right-of-way be dedicated to the city for the street widening. The property is currently approximately 15,000 sq. ft. in size, and the required right-of-way dedication constituted 20% of the property and reduced the lot size to approximately 12,000 sq. ft. The applicant is requesting a variance due to the fact the right-of-way dedication will reduce the lot size to less than the 14,000 sq. ft. required for a fourplex, in the RD zoning district.

Special Information

Public Utilities: 8” water main in E. Iowa Ave. - 8” sewer main in E. Iowa Ave. No city irrigation service directly available to the parcel. Public Services: Police and fire already service city incorporated areas near the location. Transportation: Access to the property is from E. Iowa Ave. Physical Site Characteristics: Presently vacant residential lot proposed for construction of a fourplex. Environmental: In my opinion the granting of this variance would have no negative impact on the adjoining residential uses in the area and use of the lot for a fourplex versus a triplex would have a little effect on neighboring single-family residential properties.

Staff Findings and Analysis

It is good policy to infill multiple family housing in properly zoned areas where such uses already exist. The granting of this reduced lot size variance for the proposed fourplex would allow for a continuation of fourplex use that exists or is approved for construction on the adjacent two RD zoned properties to the west.

As of the date of this staff report no property owners and/or residents have specifically expressed opposition to the granting of the Variance. The Nampa City Council may approve or deny a Variance. Any decision should not be construed as setting a precedent for each Variance application decision should be determined upon its own facts/merits. Any vote to approve or deny should be accompanied by a reasoned statement listing the rationale for the decision made.

In reference to the required findings of Chapter 24 I submit the following:

1) Literal interpretation and enforcement of the minimum lot area requirement would result in a practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance. Annexation of the subject property was conditioned upon the dedication of the northerly 30’ for the widening of E. Iowa Ave. The dedication constituted 20% of the property and reduced the parcel size from 15,000 sq. ft. to 12,000 sq. ft. effectively placing the lot size 2,000 sq. ft. below the 14,000 sq. ft. minimum required for a fourplex.
2) An extraordinary site characteristic applicable to the property and the use of the property that does not generally apply to other properties classified in the same zone exists. At the time of annexation this property was required to dedicate the northerly 30′ for the widening of E. Iowa Ave. The dedication constituted 20% of the property and reduced the parcel size from 15,000 sq. ft. to 12,000 sq. ft. placing the lot size 2,000 sq. ft. below the 14,000 sq. ft. required for a fourplex.

3) Literal interpretation and enforcement of the minimum lot area requirement would deprive the applicant of privileges enjoyed by other RD zoned property owners where similar lot size variances have been approved.

4) Granting of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties classified RD because other similar variances have been applied for and approved at other RD zoned locations.

5) Granting of the variance would not be detrimental to public health, safety or materially injurious to properties or improvements in the area because the impacts of fourplex use versus triplex use on the parcel would not be materially different.

Conditions of Approval

The Planning Department and Engineering Division do not oppose granting the variance and recommend no conditions of approval.

No one appeared in favor of or in opposition to the request.

MOVED by Hogaboam and SECONDED by Haverfield to close the public hearing. Mayor Kling asked all in favor say aye with all Councilmembers present voting AYE. Mayor Kling declared the

MOTION CARRIED

MOVED by Hogaboam and SECONDED by Levi to approve the variance of required 14,000 sq. ft. lot area for construction of a fourplex in an RD (Two-Family Residential) zoning district at 1111 E. Iowa Ave. on a 12,000 sq. ft. lot after right-of-way dedication (A .34 acre or approximate 12,000 sq. ft. portion of NE ½, SE ¼ Section 34, T3N, R2W, BM) for Anthony Sparks. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #6-5. - Mayor Kling opened a public hearing for annexation and zoning to RS 4 (Single Family Residential – 4,000 sq. ft.) zoning district for Springbrook Subdivision at 1104, 1210, 1306,
and 1318 Lone Star Rd. (59 single family detached lots on 13.73 acres for 4.3 dwelling units per gross acre - a parcel of land being a portion of the SE ¼ SE ¼ of Section 20, T3N, R2W, BM) for Lanco, Inc. (ANN 126-19)

David Bill, Lanco, 3400 South Montigo Way presented the request.

Senior Planner Kristi Watkins presented the following staff report explaining that the request is for annexation and zoning to RS-4 (Single Family Residential – 4,000 square foot) for 1104, 1210, 1306, and 1318 Lone Star Road for David Bills, Lanco Inc. as applicant Mason & Associates.

**Annexation Conclusions of Law**

10-2-3 (C) Annexations and / or Zoning / Rezoning assignments must be reasonably necessary in the interest of the public; further they must promote the purposes of zoning and agree with the adopted Comprehensive Plan for the neighborhood.

**Nampa Comprehensive Plan- Medium Density Residential**

5.5.3 **Medium Density Residential** (MDR) – 4-9 units per acre;

Housing development in residential areas can be developed as:

a. Manufactured Homes;

b. Attached and detached residences;

c. Single Family Attached homes;

d. Patio Home;

e. Townhomes/Row Houses;

f. Low density apartments;

g. Duplexes; and

h. Condominiums

5.12.1 **Infill Development and Redevelopment**

Infill and redevelopment refer to development on vacant, underutilized, or partially used land. Infill occurs on land that may have been skipped over in the urbanization process.

Infill areas have been identified as enclaves and undeveloped lands where existing Nampa City Services are available. Infill and redevelopment are encouraged in order to revitalize developed residential and commercial areas and take advantage of existing infrastructure.

10-8-6: RS 4 Zoning Standards (Ordinance #4428, 4/15/2019)
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Exception A: RS 4 zoned properties shall only be allowed within single-family detached subdivisions platted after April 22, 2019 and in accordance with rules set forth in section 10-27-4 of this title.

10-27-4-B-f: Special Subdivisions and Developments: Infill, Not PUD Subdivisions: Residential Infill Subdivision Qualifications:

A residential subdivision shall be required to comply with the following criteria in order to qualify as/for “infill” status (and be correspondingly entitled to development under the regulations associated therewith):

(1) Said subdivision is located in an “enclaved” area as designated on the Nampa City’s official zoning map or GIS land use map, or, is surrounded on at least three (3) sides by properties within the city’s incorporated limits; and,

(2) Said subdivision shall be deemed to be serviceable with full city utilities (i.e., sewer, potable water and irrigation [pressurized or otherwise] water); and,

(3) Said subdivision is deemed to be of no or low impact on the abutting and adjoining street network(s) by city engineering or may be accommodated by system improvements as defined by a traffic impact study where required by city engineering; and,

(4) Said subdivision shall comply with all street, landscaping and fencing standards/requirements associated with standard residential subdivision plats; and,

(5) Dwelling units proposed within residential infill subdivisions that are proposed to have building lots not fronting a standard public street shall have their garages or carports at the back of the house [may be attached or detached structures] where they shall access either a city approved alley or common driveway in order to promote an improved residential, “new urban” subdivision character. In such cases, a public or approved private street shall still be used to be provide road frontage to said lots but such street may be of reduced width as allowed by the Nampa City’s
engineering design and specification manual. Street frontage in between home fronts shall allow solely for two-way traffic flow.

   aa. Two (2) parking spaces shall be required of each home site at the alley/common drive.

Reduced Lot, RS Zoned Subdivisions; Residential Infill Subdivision Qualifications; Exceptions (Adopted by Nampa City Council April 2019 as part of the Chapter 27 code changes): An exception to open space requirements may be granted for residential infill subdivisions meeting any of the following criteria:

- a. Is bounded by a public walkway, drain, canal, trail, or nonresidential improved property.
- b. Requires the installation of a sewer lift station.
- c. Has topography that inhibits full use and platting.
- d. Is surrounded by properties or plats having no open space.
- e. Provides benefits to the City of Nampa such as providing for a continuity of utility services, street right-of-way or other benefit deemed needed.

Nampa Bicycle and Pedestrian Master Plan – Figure 4.2, Nampa Proposed Bikeway and Off-Street Pathway Network Map identifies a pathway along the Joseph Drain. (See Parks email for recommended location)

Annexation Findings of Fact

Regarding Applicant’s Proposed/Desired Annexation and Zoning Assignment Request Staff finds:

1. Current Jurisdiction/Status:
The four (4) parcels included in this annexation request are not currently within Nampa City; the properties appear from aerial imagery to have structures at the front of each parcel that will be left as is and not a part of the proposed subdivision, but still annexed into the city. The northern sections (pasture area) of all the parcels are otherwise vacant land and will be incorporated into the boundary of the proposed preliminary plat; Property is either owned or optioned by the Applicant(s); and,

2. Surrounding Zoning:
See attached Vicinity Map:

North, South & East: RS6 – (Single Family Residential – 6,000 s.f. minimum lot size)
West: RS7 – (Single Family Residential – 7,000 s.f. minimum lot size)
3. **Immediately Surrounding Land Uses:**
   Generally: All areas immediately adjacent to this property are currently used as single-family residential.

4. **Proposed Zoning:**
   **RS 4 Zoning Request:**
   The RS 4 district is designed to accommodate medium density single-family developments with 4,000 square foot or greater lot sizes; and,

5. **Reasonable:**
   That it may be variously argued that consideration for zoning the Property is reasonable given that: a) the City of Nampa has received an application to annex and zone the Property by amending its official city limits and zoning maps by the Property owner or an Applicant having a valid, legal interest in the same; and, b) rezoning is a legally recognized legislative act long sanctioned under American administrative law; and, c) within the City of Nampa, zoning assignment is a long standing (and law sanctioned) practice; and, d) other lands in the vicinity of the Property have been zoned in such a way as to provide for single-family residential uses – whether viewed north to south or east to west; and, e) the Property is eligible by law for consideration for annexation and zoning; and, f) that the Applicant intends to develop the Property; and, g) City of Nampa utility services are available to the Property (see aerial photo with utility lines displayed); and, h) emergency services are available to the Property; and,

6. **Public Interest:**
   That Nampa has determined that it is in the public interest to provide single-family housing opportunities as in-fill development. Expressions of that policy are published in Nampa’s adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding similar applications. Engineering has not called for a traffic impact study (TIS) to date for this proposal because it is under 100 lots; and,

7. **Promotion of Zoning Purpose(s):**
   That among the general (and Nampa endorsed) purposes of zoning is to promote orderly, systematic development and patterns thereof which preserve and/or enhance public health, safety and welfare. While a preliminary plat was included with the application, Staff notes that any site development will be regulated by, and through, the building permit review process and will force application of zoning laws [including those iterated in Section 10-1-19 of Nampa’s zoning ordinance, which together with other zoning statutes govern building heights, setbacks, and landscaping] against any construction on the Property; and,

8. **Comprehensive Plan:**
   This Property fits the definition for infill development because, 1) it is surrounded by
developed single-family properties and 2) all city utilities are immediately available to the site and provides 4.3 dwelling units per acre which fits into the 4-9-unit requirement.

9. **Safe Routes to School:**
   - Nampa High School = 2.0 miles (not within walking distance)
   - Lone Star Middle School = less than 1 mile straight along Lone Star Rd to the west.
   - Willow Creek Elementary School = 1.0 miles along a very busy roadway. However, if a pathway gap were to be filled and the students could cross the Phyllis Canal to the north, then it would be a straight .3 mile protected and unencumbered walk to school.

10. **Services:**
    
    That utility and emergency services are, available to the Property…

11. **COMPASS Analysis:**
    
    Pedestrian Level of Stress: PG-13 (PG-13 Rating is considered unsafe for pedestrians).
    Bicycle Level of Stress: R (An R Rating is considered hazardous for bicycles)
    Jobs/Housing Ratio: .2 (indicates the need for more housing)
    Emergency Services: Police = 1.7 miles and Fire = 2.3 miles
    Developments within 1.5 miles provide for more efficient service and reduce costs for these important public services.
    Farmland is consumed by this project.
    Bus stop: 1.4 miles
    Park: .3 miles
    Grocery Store: 1.4 miles

**Note(s):** The preceding general statements are offered as possible [preliminary] findings and are not intended to be all inclusive or inarguable. They are/were simply provided to the Commission in case the requested entitlement is considered for recommendation of approval. In the event of an opposite course, then negative findings may be adopted by the Nampa City Council.

**Given the findings noted above, staff recommends that this property be annexed and zoned RS 4.**

**Agency Comments in regard to the Annexation**

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies or the citizenry regarding this application package [received by noon August 7, 2019] is hereafter attached.

1. A July 30, 2019, memorandum from the Nampa City Engineering Division, authored by Caleb Laclair indicating various annexation and plat review comments and conditions; and,
2. An email, dated June 25, 2019, authored by Cody Swander, Nampa Parks Department, that states, the Parks Department requests that the Developer follow City of Nampa design standards for pathways and construct the public Joseph Pathway along the Joseph Drain adjacent to their development as indicated on the City of Nampa Bicycle and Pedestrian Master Plan map. They request that the pathway be placed along the west bank of the Joseph Drain from the north end of the development to Kelby Way. From Kelby Way to Lone Star, the pathway is to be located on the East side of the Joseph Drain; and,

3. An entry in Energov software, dated June 24, 2019, authored by Neil Jones, Nampa Building Dept, that states the Building Department will require a top of foundation or finish floor elevation for each lot on the final plat construction drawings; and,

4. An emailed, dated June 26, 2019, authored by Carolynn Murray, Nampa Parks & Forestry Division, stating that the Nampa City Forester approves the landscape plan; and,

5. A July 2, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that the district easement for the Joseph Drain at this location is a minimum of one hundred feet (100’) total and, fifty feet (50’) each side. This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable; and,

6. A June 24, 2019 email from Nampa Highway District #1 authored by Eddy Theil indicating that they have no comment on the proposed project; and,

7. A memo, dated July 11, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the following changes need to be made to the street names:

   a. Propose new unique street name for Kelby Way; and,
   b. Propose new unique street name for Joseph Loop; and,
   c. Joseph Dr should be N Joseph Dr; and,

8. A July 11, 2019 letter from Idaho Transportation Department (ITD) authored by Sarah Arjona indicating that ITD has not objection to the proposed project; and,

9. Staff has not received commentary from any surrounding property owners or neighbors either supporting or opposing this request.

**Recommended Conditions of Approval**
Should the Commission vote to approve the Preliminary Plat request and recommend to the Nampa City Council that they approve the requested Annexation and Zoning proposal staff would recommend that the Commission consider imposing the following Condition(s) of Approval against the requests/Applicant(s):

1. Construct a pathway along the Joseph Drain, and,
2. Protect the Joseph Drain easement with a 50’ easement on each side; and,
3. Construct utilities to and through the property at the time of development, as well as, provide looping/redundant connections for water and pressure irrigation; and,
4. Apply for permits for any lift station and force main through Idaho Department of Environmental Quality. Include in CCR’s and provide documentation at that time for long-term operation and maintenance and associated funding mechanism; OR,
5. Provide alternative designs for shallow sewer including upgrading of sewer laterals to water class pipe and Type “C” lateral connections in conjunction with filling the site; and,
6. Coordinate with Nampa Engineering Department to resolve concerns with proposed road widths; and,
7. Utility locations in the roadway shall be modified at final design to adhere to Nampa City Standard Drawing N-308A. Deviations will be allowed in some instances to avoid unnecessary utility crossings; and,
8. Pressure irrigation connection in N Joseph Drive should be to the existing 6” stub located at the rear of 1123 Briarwood Drive; and,
9. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:
   a. SD Area 1 shall be expanded to include more of the lot frontage for the easterly lots.
   b. Provide back-up for use of the proposed weighted runoff coefficient of 0.4, including assumptions for on lot impervious coverage.
   c. Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan, particularly since the proposed lots are relatively small.
   d. Provide support for use of an 8-in/hr. infiltration rate. The geotechnical report references an infiltration rate of 4-in/hr.
   e. Provide calculations for gutter/inlet capacity. All primary conveyance facilities shall be sized for the 50-year storm event; and,
10. Dedicate the following public right-of-way across all properties at the time of annexation:
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   a. Lone Star Road – 50’ from the Section Line (Completed & in process of recording); and,

11. Frontage road improvements shall be constructed in accordance with Nampa City Code Section 9-3-1. Local road widths shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual; and,

12. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to city services; and,

13. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City of Nampa at the time of individual property development/redevelopment, and prior to connection to city services. Provide documentation to the Nampa Engineering Division verifying water rights for the full parcel; and,

14. Applicant/Owner shall comply with all Nampa City Codes, Policies, and Standards in place at the time of individual property development/redevelopment; and,

15. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal:
   a. Propose new unique street name for Kelby Way; and,
   b. Propose new unique street name for Joseph Loop; and,
   c. Joseph Dr should be N Joseph Dr; and,

16. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval; and,

17. Note reduced setbacks for Lots 1, 2, & 4 Block 4 on the Preliminary and Final recorded plats; and,

18. <Any other condition(s) as the Commission concludes befit(s) the application package…>

No one appeared in favor of or in opposition to the request.

Councilmembers asked questions and made comments.

MOVED by Rodriguez and SECONDED by Bruner to close the public hearing. Mayor Kling asked all in favor say aye with all Councilmembers present voting AYE. Mayor Kling declared the

  MOTION CARRIED

MOVED by Skaug and SECONDED by Hogaboam to approve the annexation and zoning to RS 4 (Single Family Residential – 4,000 sq. ft.) zoning district for Springbrook Subdivision at
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1104, 1210, 1306, and 1318 Lone Star Rd. (59 single family detached lots on 13.73 acres for 4.3 dwelling units per gross acre - a parcel of land being a portion of the SE ¼ SE ¼ of Section 20, T3N, R2W, BM) for Lanco, Inc with staff conditions and authorize the city attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

❖ (5) New Business ❖

Item #5-1. - Mayor Kling presented the request to authorize the Mayor to sign the Amendment to Services Contract Agreement with American Cleaning Service Co. for Janitorial Services at the Nampa Public Library. (FY20)

Facility Supervisor Brian Foster presented a staff report explaining that Facilities Development, as part of the Department of Building Safety and Facilities Development, is in charge with maintaining and improving Nampa City property. Facilities Development has identified the ongoing need for Janitorial Services at the Nampa Public Library. In FY19 American Cleaning Co. was awarded the contract for these services. The contract dated August 201, 2018 allows for 3 annual renewals. Facilities Development is requesting the Council renew the contract for FY20. The contract will be funded from the Facilities Maintenance Contracts budget and was approved for FY2020 for an amount of $101,290.00.

Documents have been reviewed and approved by legal.

American Cleaning Service Co. has proposed a price increase from the previous year’s contract of 3% due to labor costs, cost of living, and material and operating cost increases. The cost of the FY19 contract was $98,340.

The cost of the FY20 contract will be $101,290.20.

The Proposer provides all management, supervision, labor, materials, supplies, and equipment, and will plan, schedule, coordinate and assure effective performance of all services described herein.

Contractor will be required to provide necessary bonds, insurance and other documents before the agreement can be executed and the Notice to Proceed issued.

Councilmembers asked questions.

MOVED by Bruner and SECONDED by Haverfield to authorize the Mayor to sign the contract amendment with American Cleaning Services Co. for the Janitorial Services for the City of
Nampa, Nampa Public Library and Downtown Garage, not to exceed $101,290.20. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED

**Item #5-2.** – The following Resolution was presented:

Brian Foster presented a staff report explaining that the Facilities Management has identified the need for an Emergency Expenditure at the Hugh Nichols Public Safety Building for Blind Side Waterproofing of the Basement Wall. The project is to be funded by Facilities Development. The expenditure was approved as part of the 2019 budget amendment for an amount of $125,000.

Documents have been reviewed and approved by Legal.

The cost of the project will be $77,270.

In July 2018 water infiltration was discovered in the basement of the HNPSB. After much investigation it was determined that groundwater is leaking through the building waterproofing system. ICRMP was contacted and reported that ground water is excluded from our policy due to faulty design or workmanship, and they determined they will not cover a claim for this incident. Facilities development also reached out to the manufacturer to use the system warranty for the repair of the waterproofing. After warranty review by legal it was determined that the City of Nampa would have to bear the cost of demolition to expose the external waterproofing membrane for the manufacturer to inspect and determine if the materials were in fact faulty. Facilities Development determined the best course of action is to hire a contractor to perform the repairs without exposing the external membrane.

Facilities Development procured a proposal from Consurco, Inc. per Idaho Code § 67-2808 Emergency Expenditures. An Emergency Expenditure is necessary due to the ongoing impact on working conditions in the Crime Lab, Evidence Storage and Mat Room. The blind side waterproofing is performed by a specialty contract, and Consurco is highly qualified and has the experience to perform the job.

The Proposer provides all management, supervision, labor, materials, supplies, and equipment, and will plan, schedule, coordinate and assure effective performance of all services described herein. Summarily they will provide blind side waterproofing to 1,248 sq. ft. of the basement wall including drywall demolition, placement of up to 684 ports, chemical injection of Sika Injection 307, port patching and grinding, drywall replacement at top of wall, tape, smooth finish and finish painting on both new drywall and existing concrete.

Contractor will be required to provide necessary bonds, insurance and other documents before the agreement can be executed and the Notice to Proceed issued.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DECLARING THAT AN EMERGENCY EXISTS AND THAT THE PUBLIC INTEREST NECESSITATES THE IMMEDIATE EXPENDITURE OF PUBLIC FUNDING TO SAFEGUARD CERTAIN PROPERTY WITHIN THE MEANING OF IDAHO CODE SECTION 67-2808(1), FOR ACQUISITION AND INSTALLATION OF BLIND SIDE WATERPROOFING OF THE BASEMENT WALL OF THE HUGH NICHOLS PUBLIC SAFETY BUILDING, AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR SAID EXPENDITURE AND PROCUREMENT.

Mayor and Councilmembers asked questions and made comments.

MOVED by Skaug and SECONDED by Hogaboam to pass the resolution and authorize the Mayor to sign the Emergency Resolution declaring the City of Nampa’s intent to Sole Source the Procurement of the HNPSB Water Infiltration Repairs with Consurco, Inc. and approve bid award and direct staff and the Nampa City Attorney to explore legal action to recover damages if at all possible.

MOVED by Skaug and SECONDED by Hogaboam to amend the previous motion to pass the resolution and authorize the Mayor to sign the Emergency Resolution declaring the City of Nampa’s intent to Sole Source the Procurement of the HNPSB Water Infiltration Repairs with Consurco, Inc. and approve bid award and direct staff and the Nampa City Attorney to explore legal action to recover damages if at all possible and this method is to only take place if Councilmember Haverfield and Brian foster are both satisfied with the procedure and the decision to be made by Friday at 5:00 p.m. or before. (Councilmember Haverfield okayed the procedure on Friday) Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the resolution passed, numbered it 45-2018 and directed the clerk to record it as required.

MOTION CARRIED

Item #5-3. - Mayor Kling presented the request to authorize the Mayor and/or Public Works Director to execute documents pertaining to the ITD Right-of-Way acquisition of City of Nampa Cemetery Property.

Daniel Badger presented a staff report explaining that the Idaho Transportation Department (ITD) is designing improvements to Interstate 84 between the Karcher Interchange and Franklin Boulevard Interchange in Nampa. The improvements are part of a major project addressing the needs on I-84 from Nampa into Caldwell. The work is expected to improve safety, address congestion and benefit the regional economy for many years.

Right-of-Way acquisition to widen the I-84 project corridor is underway.
ITD submitted a property acquisition proposal to the City of Nampa to purchase 3,316 square feet of City of Nampa Cemetery Property adjacent to I-84 (See Exhibit A, Vicinity Maps).

The property is undeveloped, and the Parks Department has no current plans for expansion in that area.

The Parks Department, Public Works and the Nampa City Attorney reviewed the proposal and recommends acceptance of the offer of $10,000 ($3.01 / SF). ITD’s original offer and appraisal valued the property at $5,204 ($1.56 / SF). Based on the existing undeveloped cemetery plat in that area Engineering negotiated the higher offer.

Pursuant to Idaho Code § 67-2323, the City of Nampa is authorized to convey the property to ITD (i.e., another “government body”), so long as the terms of the conveyance are set forth in a “written agreement” prior to the conveyance. Because the property is worth less than $10,000, the conveyance may occur without the “notice and a hearing,” which would have been required had the property had a value in excess of $10,000.

Of note, at least four Nampa City Council members must approve of this transaction. A vote of 3-3 by the council would constitute disapproval of the transaction (i.e., the Mayor could not cast a deciding vote). Idaho Code § 67-2324.

With time being of essence for this project, staff respectfully requests that the Mayor and/or Public Works Director be duly authorized by Council to execute, as the City of Nampa’s duly authorized agents, any and all necessary Real Estate Acquisition Agreement(s), Claim for Payment, Memorandum of Contract, Right of Way Contract and Warranty Deed (See Exhibit B, Contract Documents).

MOVED by Bruner and SECONDED by Hogaboam to authorize the Mayor and/or Public Works Director to execute any necessary documents pertaining to the ITD Right-of-Way acquisition of City of Nampa Cemetery Property. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #5-4. - Mayor Kling presented the request to award bid to Syblon Reid and authorize the Mayor to sign contract for Aerial Sewer Replacement FY19 (Site 1) project.

Tom Points presented a staff report explaining that each year as part of the City of Nampa’s Asset Management program the Wastewater Division identifies sanitary sewer lines and infrastructure that need rehabilitation or replacement.
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In 2017 (FY17) the City of Nampa had to perform an emergency repair on an aerial sewer crossing at Broadmore Avenue to stop sewage discharge into Indian Creek. The emergency repair highlighted the need for the City of Nampa to be more proactive in replacing failing aerial sewer crossings.

Earlier this year, (FY19) the City of Nampa had to perform an emergency wrap repair on an aerial sewer crossing at 10th Avenue North to stop sewage discharge into Indian Creek.

For FY19 the Wastewater Division identified six (6) aerial sanitary sewer crossings in need of replacement of these sites, Site 1 has visible holes above the flow line and in current need of replacement.

T-O Engineers, Inc. was selected by interview to design the project and assist with easement acquisition, bidding and construction.

The aerial crossings were designed in FY19 with planned construction in FY20 to coincide with the irrigation offseason. Site 1 however is needing replaced as soon as possible considering the condition of the existing pipe.

The Aerial Sewer Replacement Site 1 project will be paid for via project savings from the Zone E sewer Pipe Rehabilitation Replacement project.

The project received four bidders.

Cougar Const. $342,500 Knife River $371,275
Paul Const. $464,452 Syblon Reid $278,095

This project was estimated at $175,000; bids are higher due to tariffs on steel, the size of the pipe, requiring railroad inspection within railroad right of way, and the high demand for contractors.

Engineering Division recommends awarding the project.

MOVED by Bruner and SECONDED by Rodriguez to award the bid to Syblon Reid and authorize the Mayor to sign the contract for FY19 Aerial Sewer Replacement (Site 1) Project in the amount of $278,095.00. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #5-5. - Mayor Kling presented the request to authorize the Mayor to sign the MOU Agreement with Summersby Subdivision HOA to install traffic calming measures on North Midsummers Lane.

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Tom Points presented a staff report explaining that the Engineering Division presented a Traffic Calming Pilot Program to Council on July 5, 2016. Traffic Calming measures may include speed humps, chicanes, center island narrowing, realigned intersections and traffic circles designed to reduce speeding in residential neighborhoods and increase safety. See Exhibit A for the draft Traffic Calming Guidance Policy.

The Homeowner’s Association (HOA) of Summersby Subdivision requested that the City of Nampa complete a traffic calming study on North Midsummer’s Lane, which connects to Cherry Lane and terminates in the adjacent Colter Bay Subdivision (See Exhibit B).

The City of Nampa gathered speed and volume data on North Midsummer’s Lane and determined that the traffic exceeds the city’s recommended threshold outlined in the Traffic Calming Guidance Policy for the 85th percentile speed. Traffic calming measures are warranted based on data collected in the field and engineering judgement.

Based on a neighborhood petition, the HOA has agreed to a partnership with the City of Nampa in which the city will be responsible for 25% of the total construction costs for the traffic calming measures and the HOA will be responsible for the other 75%.

The total construction cost for traffic calming measures on North Midsummer’s Lane is estimated to be $6,000.00 with the City of Nampa paying $1,500.00 (25%) out of the Streets Pavement Management Budget.

The City of Nampa has drafted a Memorandum of Understanding (MOU) (see Exhibit C) outlining the agreement between the City of Nampa and the HOA. The MOU has been approved by the Nampa City’s Legal team and signed by a representative of Summersby Homeowner’s Association.

MOVED by Bruner and SECONDED by Rodriguez to authorize the Mayor to sign the MOU entering into an agreement with the Summersby Subdivision HOA to install traffic calming measures on North Midsummers Lane. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED

Item #5-6. - Mayor Kling presented the request to authorize installation of a “No Parking Zone” along both sides of Broadmore Drive between Shannon Drive and 4th Street North.

Tom Points presented a staff report explaining that the Engineering Division received a request from the Idaho Arts Charter School to install “No Parking” signs along Broadmore Drive located in the old Broadmore Golf Course area (see Exhibit A).
Currently during drop off and pick up times the roadway is effectively reduced to a single lane due to the on-street parking.

This restriction makes bussing operations and student pick-up and drop-off difficult to manage.

Engineering has notified the adjacent property owners of the request and they did not express any concerns with this change.

In addition to the No Parking signs, if approved, School Zone signs will also be installed.

Engineering recommends approval of the No Parking zone.

MOVED by Bruner and SECONDED by Hogaboam to authorize the installation of a No Parking zone along both sides of Broadmore Drive between Shannon Drive and 4th Street North. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #5-7. - Mayor Kling presented the request to authorize, (1) Inclusion of Project Group H in Project Group F Progressive Design-Build Contract; and (2) Request for Qualifications (RFQ) Advertisement for the Selection of Progressive Design-Build Teams to Complete Wastewater Treatment Plant Phase II Upgrades Project Group F.

Tom Points presented a staff report explaining that On June 3, 2019, Nampa City Council approved project packaging and delivery approaches for the Nampa Wastewater Treatment Plant (WWTP) Phase II Upgrades as described below:
The largest project, Project Group F, will be delivered as a progressive design-build. Because progressive design-build is new to the Idaho market, the Wastewater Program Management Team (WPMT) released a market sounding brief to municipal wastewater consultants and contractors.

Between August 12 and 19, 2019, Nampa City consultant Brown and Caldwell, and the Nampa City’s legal counsel, conducted interviews with interested parties. The market sounding demonstrated a high level of interest from qualified engineering firms and contractors.

During the market sounding interviews, Project Group H Sidestream Treatment Facility was identified as a key component to optimizing the performance of Project Group F improvements.

After further consideration by the WPMT and legal counsel, it is recommended that Project Group H be added to the Project Group F Progressive Design-Build contract.
Next steps will be for the City of Nampa to advertise a Request for Qualifications (RFQ) which allows any interested party to respond. The City of Nampa then selects a short list of firms that it would like to provide additional information to about the project. The shortlisted firms will receive a Request for Proposal (RFP) from the city and respond with a more detailed proposal.

Following interviews with the respondents, the City of Nampa then selects a firm to award the contract to and enter into a partnership to complete the required work. Outlined below is the anticipated schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Due Dates and Deadlines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market sounding</td>
<td>August 13–16, 2019</td>
</tr>
<tr>
<td>Request for Qualifications advertisement</td>
<td>September 30, 2019</td>
</tr>
<tr>
<td>Statement of Qualifications responses</td>
<td>Early November 2019</td>
</tr>
<tr>
<td>deadline</td>
<td></td>
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<tr>
<td>Shortlisting of three qualified respondents</td>
<td>Late November/early December 2019</td>
</tr>
<tr>
<td>RFP Issued to shortlist</td>
<td>January 2020</td>
</tr>
<tr>
<td>One-on-one confidential meetings</td>
<td>Late January/early February 2020</td>
</tr>
<tr>
<td>Proposals deadline</td>
<td>February 2020</td>
</tr>
<tr>
<td>Interviews</td>
<td>March 2020</td>
</tr>
<tr>
<td>Notice of award</td>
<td>April 2020</td>
</tr>
<tr>
<td>Contract negotiations</td>
<td>May 2020</td>
</tr>
<tr>
<td>Notice to proceed</td>
<td>June 2020</td>
</tr>
</tbody>
</table>

If approved by Nampa City Council, Public Works staff and the WPMT plan to move forward to advertise the RFQ on September 30, 2019.

MOVED by Bruner and SECONDED by Rodriguez to authorization to include Project Group H in Project Group F progressive design-build contract; and authorize staff to proceed with Request for Qualifications advertisement for the selection of progressive design-build teams to complete the Wastewater Treatment Plant Phase II Upgrades Project Group F. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED.

Item #5-8. - Mayor Kling presented the request to authorize the Mayor to Sign Amended Agreement for the Lease of Wastewater Treatment Capacity and Connection Fee and Issue an Industrial Waste Acceptance Permit Addendum for the Leased Capacity with Admiral Beverage Company.
Tom Points presented a staff report explaining that the On October 15, 2018, Nampa City Council approved an Agreement for the Lease of Wastewater Treatment Capacity with Admiral Beverage Corporation (Admiral). The lease is for additional wastewater capacity and expires on September 30, 2020.

On August 2, 2019, Admiral submitted a request to lease additional wastewater capacity to support continued increases in production and allow time for new equipment to be installed in the Spring 2020.

The additional capacity is necessary for Admiral to maintain compliance with the Nampa City’s wastewater pretreatment program.

The proposed amended (see Attachment 1) lease agreement includes:
- Additional wastewater capacity for Biochemical Oxygen Demand of 500 lbs./day and Total Phosphorus of 3.5 lbs./day
- Monthly payment of $4,250.13 (Total Payments $55,668.63)
- Connection fee value of leased capacity $680,021.40
- Lease expires on September 30, 2020

The amended lease agreement was developed in accordance with the Wastewater Industrial Incentive Policy.

Wastewater and Engineering Divisions confirmed that wastewater system capacity is available for this lease modification.

Economic Development Department reviewed the request, in accordance with the Wastewater Industrial Incentive Policy, and recommends approval.

Public Works staff and the Nampa City’s legal counsel have reviewed the amended agreement and recommend approval.

MOVED by Rodriguez and SECONDED by Skaug to authorize the Mayor to sign amended Agreement for the Lease of Wastewater Treatment Capacity and Connection Fee and issue an Industrial Waste Acceptance Permit Addendum with Admiral Beverage Corporation for the leased capacity with an expiration date of September 30, 2020. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED
Item #5-9. - Mayor Kling presented the request to authorize the Mayor and Public Works Director to Sign Amended Task Order for Additional Consultant Services with Stantec for the Nampa Wastewater Treatment Plant Phase II Upgrades Project Group D - Primary Digester No. 5 and Related Facilities Design.

Tom Points presented a staff report explaining that the Nampa Wastewater Program is beginning procurement, design and construction activities for Phase II Upgrades at the Nampa Wastewater Treatment Plant (WWTP).

On May 20, 2018, Nampa City Council approved the scope of work and task order with Stantec Consulting Services, Inc., (Stantec) to perform professional services for the Project Group D - Primary Digester No. 5 and Related Facilities Design.

Per the understanding and notes from the March 5, 2019, Primary Digester No. 5 (PD5) scoping meeting with Nampa City staff and Nampa City consultant, Brown and Caldwell, Stantec originally scoped and budgeted the PD5 design to be nearly identical to the Primary Digester No. 4 design. After the approval of the Stantec PD5 design contract, Brown and Caldwell incorporated the most recent site information and completed the Preliminary Engineering Report (PER) and forwarded to Stantec for review. The PER review identified numerous recommended changes and upgrades to the assumed PD5 design that Stantec had not anticipated in the previously approved contract. Stantec discussed these recommended changes with the City of Nampa and Brown and Caldwell, provided low-cost alternatives where possible, and agreed to incorporate other changes that were needed but required additional design effort. A summary of the change items that varied from the initial contract assumptions is as follows:

- Change from external to internal digested sludge withdrawal requiring a U-trap assembly
- Change from external to internal overflow piping including a double U-trap assembly
- Addition of sludge box vents for existing Primary Digesters No. 1, 2, 3 and 4
- Addition of additional pressure relief to Primary Digesters No. 1, 2 and 3
- New gas piping on the north side of the Boiler Building
- Addition of site lighting
- Addition of thickened blended sludge yard piping with related utility conflicts
- Addition of digester overflow yard piping with related utility conflicts
- Revision of the existing mixing pump sludge suction piping
- Addition of sump pumps in the new waste gas flare
- Additional review of PER and related change discussion

These changes are further detailed in the Change Management Log which is attached in the Change Order No. 1 documents.
Outlined below is a summary of Project Group D - Primary Digester No. 5 and Related Facilities Time and Materials Not-To-Exceed (T&M NTE) task orders:

- Original Task Order - Air Permit: $33,200
- Task Order Amendment – Design: $549,500
- Task Order Amendment – Additional Design: $49,860

Total: $632,560

The current Phase II Upgrades budget includes $1,081,000 for the design of Project Group D.

Nampa City staff and Stantec have agreed upon a scope and fee in the amount of $49,860.00 T&M NTE (see Exhibit A)

MOVED by Rodriguez and SECONDED by Hogaboam to authorize the Mayor and Public Works Director to sign amended task order for additional consultant services with Stantec for the Nampa Wastewater Treatment Plant Phase II Upgrades Project Group D - Primary Digester No. 5 and Related Facilities Design in the amount of $49,860 T&M NTE. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED

Item #5-10. – The following Ordinance was read by title:

AN ORDINANCE DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 1104, 1210, 1306, AND 1308 LONE STAR ROAD, COMPRISING APPROXIMATELY 19.311 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, IDAHO, AS PART OF THE RS 4 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 4,000 SQUARE FEET) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE; AND, DIRECTING THE CLERK OF THE CITY OF NAMPA TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215. (Applicant Lanco Inc.)

The Mayor declared this the first reading of the Ordinance.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules.
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MOVED by Hogaboam and SECONDED by Haverfield to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed, numbered it 4463 and directed the Clerk to record it as required.

MOTION CARRIED

Item #5-11. – The following Resolution was presented:

RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, APPROVING AN INCREASE OF APPROXIMATELY 130% OVER THE CURRENT RATE FOR PROVISION OF CONSTRUCTION AND DEMOLITION DEBRIS DISPOSAL RATES AND AN INCREASE OF APPROXIMATELY 65% OVER THE CURRENT RATE FOR PROVISION OF CLEAN WOOD DISPOSAL RATES WITHIN THE CITY OF NAMPA, IDAHO.

MOVED by Bruner and SECONDED by Hogaboam to pass the resolution as presented. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the resolution passed, numbered it 46-2018 and directed the clerk to record it as required.

MOTION CARRIED

❖ (7) Unfinished Business ❖

Item #7-1. – The following Ordinance was read by title and the approval of Item #7-2. – Summary of Publication.

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO, DETERMINING THAT SIXTEEN (16) STREET RIGHT-OF-WAY SEGMENTS LAY CONTIGUOUS TO THE CITY LIMITS OF NAMPA, CANYON COUNTY, IDAHO, AND THAT SAID SEGMENTS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, CANYON COUNTY, IDAHO, AND BE ASSIGNED A ZONING DESIGNATION CORRESPONDING TO ADJOINING PRIVATE LANDS; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO; DETERMINING THAT NINE (9) STREET RIGHT-OF-WAY SEGMENTS SHOULD BE DE-ANNEXED FROM THE CITY OF NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, IDAHO, AND, IN THE CASE OF DE-ANNEXATIONS, REMOVE SAID PROPERTY FROM THE OFFICIAL MAPS OF THE CITY OF NAMPA, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE
DATE; AND, DIRECTING THE CLERK OF THE CITY OF NAMPA TO FILE A CERTIFIED
COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON
COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT
TO IDAHO CODE, SECTION 63-215.

The Mayor declared this the first reading of the Ordinance.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules.

MOVED by Haverfield and SECONDED by Hogaboam to pass the preceding Ordinance under
suspension of rules and approve the summary of publication. Mayor Kling asked for a roll call
vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed,
numbered it corrected ordinance 4396 and directed the Clerk to record it as required.

MOTION CARRIED

(8) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

8-1. 1st reading of ordinance for modification of an Annexation and Zoning Development
Agreement (Ord. 3554 – Instr. # 200629961) between BB One LLC and the City of
Nampa by amending Exhibit B - Commitments and Conditions, and introducing an
Exhibit C - Preliminary Plat for Laguna Farm Apartments pertaining to Parcel
#R3041700000 (1652 Idaho Center Blvd.) a 24.53-acre property in a GB2 (Gateway
Business 2) zoning district in Government Lot 1 and the NE ¼ of the NW ¼ of Section
7, T3N, R1W, BM - for Kent Brown representing FIG Laguna Farms LLC (DAMO
027-18) (PH was 2-4-2019)

8-2. 1st reading of ordinance for Annexation and Zoning to BC at 0 Star Rd (Parcel
R3036301200) on the south side of Ustick Road, east of Star Road, for access to Nampa
City utilities for a mixed-use development. (A 4.72-acre parcel situated in the NW ¼
Section 5 T3N R1W BM, Tax 99106 in Lot 4) for Matt Garner representing JABR,
LLC (Justin Reynolds and Alan Bean). (ANN-00112-2019) (PH was 4-15-2019)

8-3. 1st reading of Ordinance for Zoning Map Amendment from BC (Community Business)
to IL (Light Industrial) and Conditional Use Permit for a Towing Business at 3315
Caldwell Blvd. (A .9 acre or 39,204 sq. ft parcel being Tax 4-A in Block 1, Portner
Subdivision in the NW ¼ Section 7 T3N R2W BM), for Byron Healy. (ZMA-00106-
2019, CUP-00138-2019) (PH was 6-17-2019)

8-4. 1st reading of Ordinances for Annexation and Zoning to RML (Limited Multiple-
Family Residential) at 1111 E. Iowa Ave. (A .34 acre or 14,938 sq. ft. portion of NE
½, SE ¼ Section 34, T3N, R2W, BM) for Anthony Sparks for construction of a
Fourplex. (ANN 121-19) (PH was 7-15-2019)

8-5. 1st reading of Ordinances for Annexation and Zoning to BC (Community Business) for
.525 acres or 22,866 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin
Tracts Plot C at 0 N. Franklin Blvd.; Zoning Map Amendment from AG (Agricultural)
to BC (Community Business) for 2.24 acres or 97,574 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot B at 1414 E. Karcher Rd. for Dean Anderson. (ANN 122-19, ZMA 107-19) (PH was 8-5-2019)

8-6. 1st reading of Ordinances for Annexation and Zoning to RA (Suburban Residential) for 2.30 acres or 100,188 sq. ft. located at 1460 Lake Lowell Ave in a portion of the SW ¼ of the SE ¼ of Section 30, T3N, R2W, BM for Jared and Melissa Lindsay for a 2-parcel split. (ANN 125-19) (PH was 8-19-2019)

8-7. Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) zoning district for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ¼ Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho. The Planning and Zoning Commission recommended approval (ANN 123-19) (PH was 9-3-2019)

8-8. Vacation of the road right-of-way in the Amended Plat of Elmwood Place Addition lying between Lot B - 523 18th Ave. No., and Lot C – 611 18th Ave. No. for Ludmila and Viktor Dudlya (VAC 041-19). (PH was 9-3-2019)

(9) Executive Session

Item #9-1- Mayor Kling presented the request to adjourn into Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (j) to consider labor contract matters authorized under section 67-2345A [74-206A](1)(a) and (b), Idaho Code.

MOVED by Hogaboam and SECONDED by Bruner to adjourn into executive session at 8:54 p.m. pursuant to Idaho Code 74-206 (1) Idaho Code 74-206 (1) (j) to consider labor contract matters authorized under section 67-2345A [74-206A](1)(a) and (b), Idaho Code. The Mayor asked for a roll call vote with all councilmembers present voting YES. The Mayor declared the MOTION CARRIED

MOVED by Hogaboam and SECONDED by Skaug to conclude the executive session at 9:10 p.m. during which discussion was held regarding Idaho Code 74-206 (1) and Idaho Code 74-206 (1) (j) to consider labor contract matters authorized under section 67-2345A [74-206A](1)(a) and (b), Idaho Code. The Mayor asked all in favor say aye with all councilmembers present voting AYE. The Mayor declared the MOTION CARRIED
Regular Council
September 16, 2019

MOVED by Hogaboam and SECONDED by Skaug to adjourn the meeting at 9:11 p.m. The Mayor declared the

MOTION CARRIED

Passed this 7th day of October 2019.

ATTEST:

____________________________________
MAYOR

____________________________________
NAMPA CITY CLERK